



## Planning and Land Use Committee Report

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**Date:** April 17, 2014                      **From:** Murray G. Miller, Senior Heritage Planner

**Subject:** **1210-1216 Broad Street/616-624 Trounce Alley**  
**Heritage Alteration Permit Application #00178**  
Application to alter the south façade, construct a patio and install a projecting sign on the existing heritage-designated property  
Heritage-designated building within DPA 1 (HC): Core Historic  
Zoned: CA-3C Old Town District

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### Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1210-1216 Broad Street/616-624 Trounce Alley. The application is for the alteration of the south façade that fronts onto Trounce Alley to permit the adaptation of the ground floor for a restaurant. A raised patio and two awnings would be installed along Trounce Alley. A projecting sign would be installed along the Broad Street frontage. The key issues regarding this application are proposed changes to the exterior of a heritage-designated property.

The following points were considered in assessing this application:

- The subject property is designated within Development Permit and Heritage Conservation Area 1: Core Historic, which seeks to revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations.
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*
- *Downtown Core Area Plan (2011), Section Seven: Heritage, Buildings and Sites - Policies and Actions*, which encourages new development that conserves and enhances the form and features of heritage property and areas.
- *Sign and Awning Guidelines*, City of Victoria Heritage Program (1981).

The application was reviewed by the Heritage Advisory Panel at its April 8, 2014 meeting and was recommended for approval.

Staff recommend that this application be approved subject to the installation of wood doors.


### Recommendations

That City Council authorize the issuance of Heritage Alteration Permit #00178 for 1210-1216 Broad Street/616-624 Trounce Alley, subject to the following conditions being met prior to the issuance of a Building Permit:


1. That the applicant provide a note on the revised drawings, dated March 25, 2014, regarding mitigation measures for the existing decorative tile base below the proposed door location along Trounce Alley that may be salvaged and reused, or retained in place and protected from adjacent or nearby construction;

2. That the applicant provide attachment details for the projecting sign and note on the drawings the requirement to repair the holes in the mortar joints where the existing sign bracket on Broad Street is located;
3. That the applicant confirm the use of wood doors;
4. Development meeting all *Zoning Regulation Bylaw* requirements; and
5. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,

  
For  
Murray G. Miller  
Senior Heritage Planner  
Community Planning

  
Deb Day, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:  Jason Johnson

Date: April 24, 2014

MGM/ljm

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## **1.0 Purpose**

The purpose of this report is to present Council with information, analysis and recommendations regarding a Heritage Alteration Permit Application for the property located at 1210-1216 Broad Street/616-624 Trounce Alley.

## **2.0 Background**

### **2.1 Description of Proposal**

The proposal is to rehabilitate the ground floor area for a wine bar that would require interior alterations to the existing washroom to create two accessible washrooms. Exterior alterations require the construction of a new door opening at the west end of the ground floor. The existing storefront glazing in the centre bay would be replaced by one single door with transom window above and one four-panel sliding door extending the entire height of the existing window opening. Both doors are proposed to be finished in black aluminum cladding. Details of the profile sections of aluminum-clad and wood doors have been provided by Pella.

Two retractable fabric awnings would be installed above a new raised patio and one fixed fabric awning would be installed above the proposed swing door. The fabric will match the existing awnings located at the adjacent Tapas Bar on Trounce Alley. The raised patio will be constructed of concrete and finished in ceramic tile. New handrails with glass panels and cast iron post caps will be used to match the recently completed Tapas Bar patio.

The existing plywood bulkhead located at 616-624 Trounce Alley would be removed to allow for the rehabilitation of the original transom windows. A projecting sign would be installed to the right of the double-door entrance on Broad Street.

The application was reviewed by the Heritage Advisory Panel at its April 8, 2014 meeting and was recommended for approval.

### **2.2 Consistency with City Policy**

#### **2.2.1 Official Community Plan (OCP)**

##### Placemaking - Urban Design and Heritage

*(8.49) Continue to support new additions that conserve and enhance heritage property, as consistent with the National Standards and Guidelines for the Conservation of Historic Places in Canada.*

#### **2.2.2 Downtown Core Area Plan (DCAP)**

##### Buildings and Sites - Policies and Actions

*(7.18) Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.*

The proposed development aligns with the above policies, except for the materials proposed for the doors that would face Trounce Alley.



### 2.2.3 Statement of Significance

Please refer to the attached Statement of Significance which summarizes the heritage value and character-defining elements of the historic place.

### 3.0 Issues

The key issues associated with this application are:

- further alteration of the window pattern along Trounce Alley;
- removal of a section of decorative tile base below the existing glazed shopfront;
- aluminum-clad doors;
- attachment of projecting sign.

### 4.0 Analysis

#### 4.1 Further Alteration of the Window Pattern along Trounce Alley

The proposed work will further alter the pre-1920 window pattern by removing a section of the existing glazing and replacing it with sliding aluminum-clad doors and a single-swing door. Originally, the Trounce Alley exterior wall was solid brick; however, this was changed prior to 1920. The present configuration is also an alteration of the pre-1920 shopfront where the early transom windows were covered by plywood sheathing. While the existing shopfront windows along Trounce Alley contribute to the sense of openness and transparency that characterizes the ground floor, they are not character-defining elements. The transom windows uncovered while the interior work was being undertaken contribute to the 1920s character of the place.

#### 4.2 Removal of a Section of Decorative Tile Base Below the Existing Glazed Shopfront

The removal of a section of decorative tile base below the existing glazed shopfront is necessary in order to accommodate the proposed doors. The decorative tile is prominently visible from both Trounce Alley and Broad Street. Where practical, mitigation measures such as the careful removal and re-use of sound tile where appropriate and the protection of tile to remain in place should be noted on the drawings.

The proposed work would leave the main character-defining elevation on Broad Street intact with changes occurring along the Trounce Alley elevation. The proposed additions and alterations are confined to the first floor elevation. The conservation approach may be considered "rehabilitation" which is described in the Standards as follows.

**Rehabilitation** involves the sensitive adaptation of a historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. This is achieved through repairs, alterations and/or additions.

**Rehabilitation should be considered as the primary treatment when** (a) repair or replacement of deteriorated features is necessary; (b) alterations or additions to the historic place are planned for a new or continued use; and (c) its depiction during a particular period in its history is not appropriate. Rehabilitation can revitalize historical relationships and settings and is therefore most appropriate when heritage values related to the context of the historic place dominate.



### 4.3 Aluminum-clad Doors

The doors required by the new use are proposed to be located on the Trounce Alley elevation and would not affect the Broad Street elevation, which is the character-defining façade. The doors are proposed to be installed within one of the window bays that have already been altered from the pre-1920s construction. The new doors, while of a different pattern than the windows, retain a considerable degree of openness by maximizing the use of glazing. However, the proposed material of the doors (aluminum) is not compatible with the historic character of the place.

The appropriate guidelines from the *Standards and Guidelines for the Conservation of Historic Places in Canada* are as follows:

#### ***Additions or Alterations to Windows, Doors and Storefronts***

***Designing*** and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character.

#### ***Additions or Alterations to Exterior Walls***

***Modifying*** exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.

With the exception of the aluminum doors, the proposed work is considered a rehabilitation which involves the sensitive adaptation of the Exchange Building for a compatible use. Given that the surrounding doors and windows of the property are wood and that the wood transom window that was recently uncovered will have a close relationship to the new doors, the proposed aluminum doors would not be compatible with the building's era and character.

The applicant confirmed their agreement with the above analysis at the regular meeting of the Heritage Advisory Panel on April 8, 2014.

### 4.4 Attachment of Projecting Sign

The physical attachment of the projecting sign should be positioned so as to align with the existing mortar joints. Details confirming this approach are recommended.

### 5.0 Options

Council may recommend that the application be approved or declined.

### 6.0 Conclusions

The proposed alteration to the Trounce Alley ground floor elevation represents a further alteration to an already altered elevation. The original wall was solid masonry; however, it is likely that the pre-1920 alterations, which introduced shopfronts along Trounce Alley, have now become of heritage value. These shopfronts, which included transom windows, have since been altered to their current configuration. The original transom windows that are currently behind plywood sheathing will be exposed and restored. The proposal to introduce doors in locations where they did not exist previously will require the alteration of the fenestration pattern and the decorative tile base. Most of the fabric to be removed in order to accommodate the new

doors does not have significant heritage value. The designs of the proposed alterations are generally compatible with the overall heritage character of the place, however, mitigation measures in relation to the decorative tile and the proposed doors is recommended.

The proposed size, shape and material of the projecting sign is compatible with the building's architecture, however, details of its attachment in relation to the mortar joints of the masonry wall are necessary. The proposed awnings respect the integrity of the building design and the general character of awnings in the immediate vicinity. The traditional retractable awning type is appropriate for the designated heritage building. This application is generally consistent with the applicable guidelines; therefore, it is recommended that the application be approved subject to the conditions outlined in Section 7 below.

## **7.0 Recommendations**

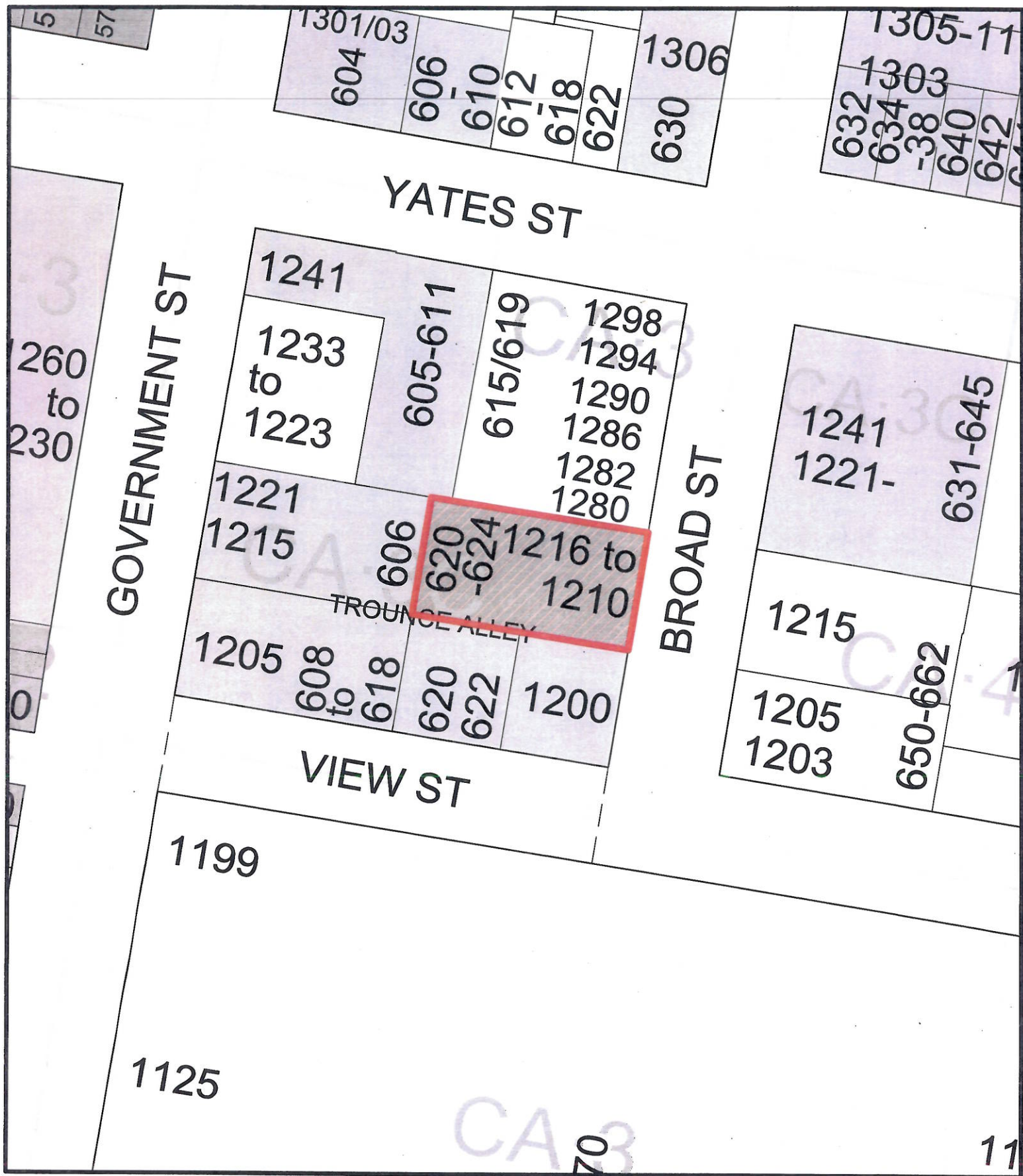
That City Council authorize the issuance of Heritage Alteration Permit #00178 for 1210-1216 Broad Street/616-624 Trounce Alley, subject to the following conditions being met prior to the issuance of a Building Permit:

1. That the applicant provide a note on the revised drawings, dated March 25, 2014, regarding mitigation measures for the existing decorative tile base below the proposed door location along Trounce Alley that may be salvaged and reused, or retained in place and protected from adjacent or nearby construction;
2. That the applicant provide attachment details for the projecting sign and note on the drawings, the requirement to repair the holes in the mortar joints where the existing sign bracket on Broad Street is located;
3. That the applicant confirm the use of wood doors;
4. Development meeting all *Zoning Regulation Bylaw* requirements; and
5. Final plans to be in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

## **8.0 List of Attachments**

- Subject map
- Aerial map
- Photos
- Statement of Significance
- Letter, dated February 28, 2014
- Revised plans, dated March 25, 2014
- Door profile details.





1210-1216 Broad Street & 616-624 Trounce Alley

Heritage Alteration Permit #00178



Designated



Registered



CITY OF  
VICTORIA





1210-1216 Broad Street & 616-624 Trounce Alley

Heritage Alteration Permit #00178







1210-1216 BROAD STREET/616-624 TROUNCE ALLEY



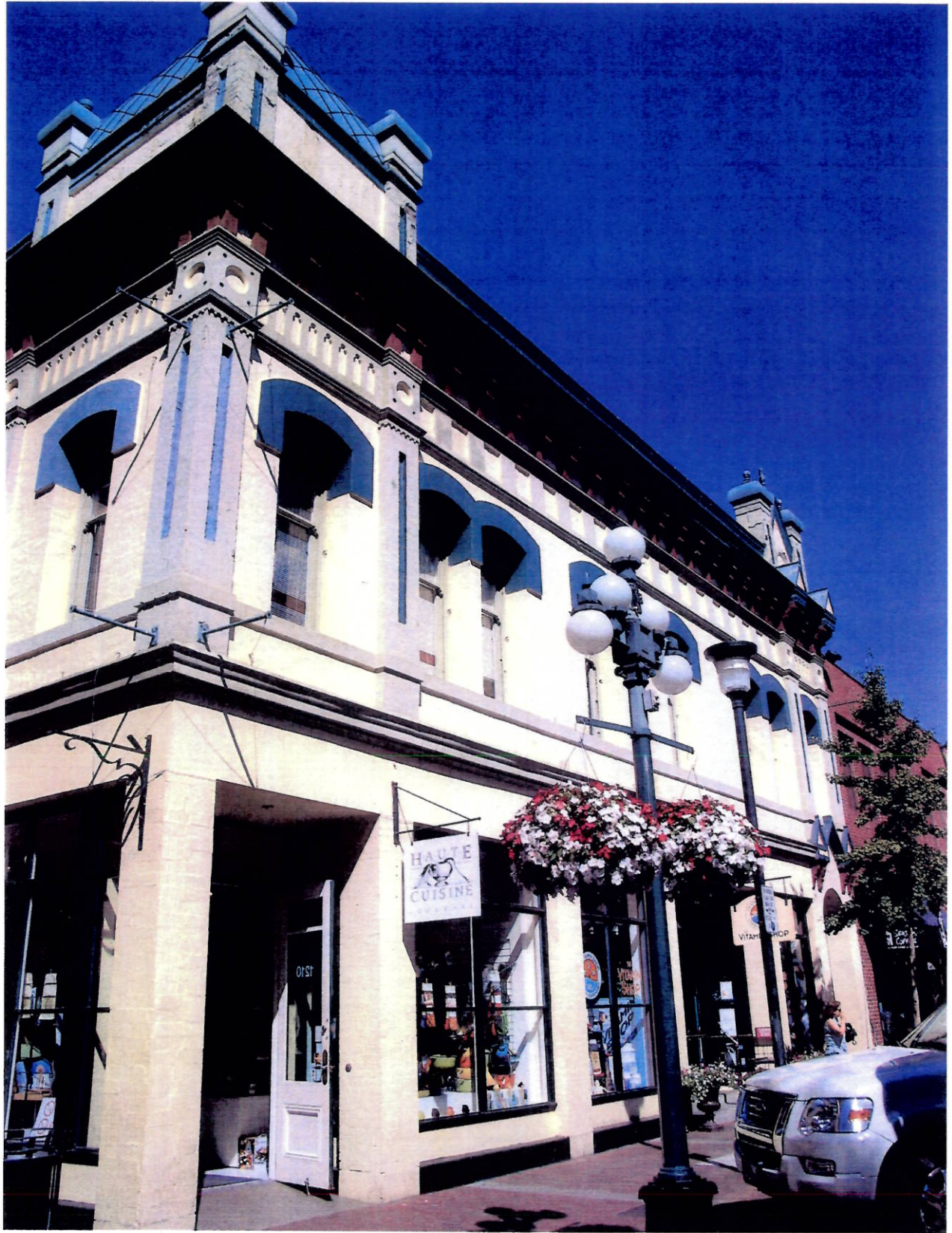


**1210-1216 BROAD STREET/616-624 TROUNCE ALLEY**









**1210-1216 BROAD STREET/616-624 TROUNCE ALLEY**





**1210-1216 BROAD STREET/616-624 TROUNCE ALLEY**



**GREEN BLOCK, 1210-1216 BROAD STREET/  
614-620 TROUNCE ALLEY**

**Other Historic Names:** The Exchange Building

**Owner:** A.A. Green

**Architect:** John Teague

**Date:** 1889

**Description of Historic Place**

The Green Block is a two-storey brick structure that stands at the corner of Broad Street and Trounce Alley in downtown Victoria. This Italianate-style building features two richly-decorated façades, one of which runs along Trounce Alley. A square-domed tower marks the corner of Trounce Alley, and a decorative parapet marks the Broad Street entrance to the second floor offices.

**Heritage Value of Historic Place**

The Green Block is valued as a tangible expression of Victoria's resource-era economic boom that occurred in the 1880s, reflecting the tumultuous economic growth that was largely due to the exploitation of coal in Nanaimo, timber resources in Southern Vancouver Island and the completion of the Esquimalt & Nanaimo Railway. When the Hudson's Bay Company sold off the land that provided access to architect and builder Thomas Trounce's property, he established Trounce Alley in 1859, a convenient thoroughfare between Government and Broad Streets that also provided additional retail frontage and increased its commercial value. The Green Block, and a mirror image building that originally stood to the south, flanked the eastern entry to Trounce Alley and were built for Alexander Alfred Green (circa 1833-1891) in 1889. Green was the manager of Garesche, Green & Company, which had taken over the Wells, Fargo & Co.'s Bank in 1873 and was the largest private banking house in British Columbia in the 1880s. During a major fire in October 1910 that destroyed the Spencers's Arcade, Trounce Alley marked the northern reach of the damage, the southern building was destroyed, replaced in 1911-12 by the much taller Central Building at 614-622 View Street/1200 Broad Street. The surviving Green Block was spared, and subsequently became known as the Exchange Building, due to the tenancy of the Victoria Stock Exchange from 1928 to 1930.

The Green Block is a fine example of the Late Victoria-era Italianate style, the work of local architect John Teague (1835-1902). Born in Cornwall, England, Teague followed the lure of gold, first in California and then in the Fraser Valley. After some time in the gold fields, he settled in Victoria in 1860, where he lived and worked until his death. Teague served the city as councillor in 1885, and as mayor for two terms, 1892 and 1893. During his prolific career Teague designed over 350 buildings, mostly in Victoria. He was adept at all the current architectural styles, ranging from Italianate to Queen Anne Revival. For many years he was the architect for the Royal Navy at the Dockyard and Hospital at Esquimalt; his clients included most of the city's leading businessmen for whom he built commercial as well as residential buildings. Four of his buildings in Victoria: City Hall, #1 Centennial Square 1878-91; St. Ann's Academy, 835 Humboldt Street 1886; Church of Our Lord, 626 Blanshard Street, 1875-76; and the Pemberton Memorial Operating Room, 1900 Fort Street, 1896; and five buildings in the Historic Naval District, Esquimalt, 1888-91, are designated as National Historic Sites. Teague also designed the nearby six-storey Driard Hotel, 1151 Broad Street, 1891-92 (now a reconstructed façade), probably his finest work and the most prestigious hotel north of San Francisco. The Green Block features distinctive



## CITY OF VICTORIA DOWNTOWN STATEMENTS OF SIGNIFICANCE 2009

design elements, including a square-domed corner tower, representing how the popular Italianate style could be adapted in eclectic ways for commercial purposes.

In recognition of the material and social values of the historic buildings of Old Town, the City of Victoria has established policies and incentives that encourage their adaptive re-use and improve their economic viability. Rehabilitated buildings such as this play a critical role in revitalizing the downtown economy, in providing commercial space and in environmental sustainability.

### Character-Defining Elements

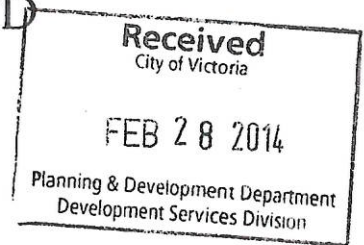
Key elements that define the heritage character of the Green Block include its:

- prominent corner location, built to the property lines at Trounce Alley and Broad Street
- continuous commercial and retail uses
- commercial form, scale and massing as expressed by its: two-storey height; rectangular plan with flat roof; two main façades with irregular window spacing on the second floor; entry to the second floor from Broad Street marked by a decorative pediment above and at the parapet; and prominent square-domed corner tower
- masonry construction, with brick walls, parged details and granite threshold at entry
- features of the Italianate style including: segmental-arched window openings with inverted-U hoods; pilasters; continuous sheet-metal cornice above storefront; running bands of brick detailing; bracketed upper storey sheet-metal cornice; and a square-domed corner tower, echoed in smaller piers along the parapets
- double-hung 1-over-1 wooden-sash windows on the upper floor
- interior features such as a second-storey skylight; central hallway; wooden doors with transoms; and wooden trim



# KEAY & ASSOCIATE, ARCHITECTURE LTD

JOHN KEAY, Architect, AIBC  
LARRY CECCO, IA AIBC, MBAIC  
1124 FORT STREET,  
VICTORIA, V8V 3K8



February 28, 2014

City of Victoria  
Planning Department  
1 Centennial Square  
Victoria, BC, V8W 1P6

cc: Murray Miller, Heritage Planner

Re: 1210 Broad Street – Exterior Alterations

There is a new tenant moving into the space that is opening up a wine bar, located at 1210 Broad Street in the Exchange Building. We are requesting the following alterations to the space located at 1210 Broad Street in the Exchange Building,

Alterations to Broad Street

- New "Bodega" Sign

Alterations to Trounce Alley

- Three new awnings - two retractable over the patio and one fixed over the single swing door. The fabric will match the awnings on the remainder of the building.
- New ceramic tile on a new concrete patio with new handrails with glass panels and a cast iron post cap to match the existing recently completed Tapas Bar patio.
- Two new doors – one single swing door with a transom window above and one, four panel double sliding door that will go entire height of existing window opening. Both doors will be finished with black aluminum cladding.
- Removal of a small bulkhead above the entry doors to 614 & 616 Trounce Alley.

I trust this is the information you require at this time. Please contact me with any questions you may have.

Yours truly,

A handwritten signature in black ink, appearing to be "John Keay", written over a horizontal line.

John Keay, Architect, AIBC

Tel: 250 382 3823

Fax: 250 382 0413

Email: [john@keayarchitecture.com](mailto:john@keayarchitecture.com)

Email: [larry@keayarchitecture.com](mailto:larry@keayarchitecture.com)



# KEY & ASSOCIATE, ARCHITECTURE LTD.

1124 Fort Street Victoria, BC Canada V8W 2G9  
office 250.589-4889 fax 250.589-4918  
e mail: larry@keyarchitecture.com

COMMENTS	
NO.	DATE
1	

## GENERAL NOTES

Use of these drawings is limited to the project and site shown on the drawings. No other use or reproduction of these drawings is permitted without the written consent of the architect.

PROJECT

THE EXCHANGE BUILDING  
1210-1216 BROAD STREET

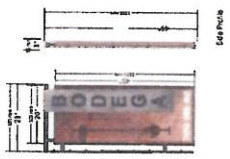
SHEET TITLE

SITE PLAN  
MAIN FLOOR PLAN

A-01

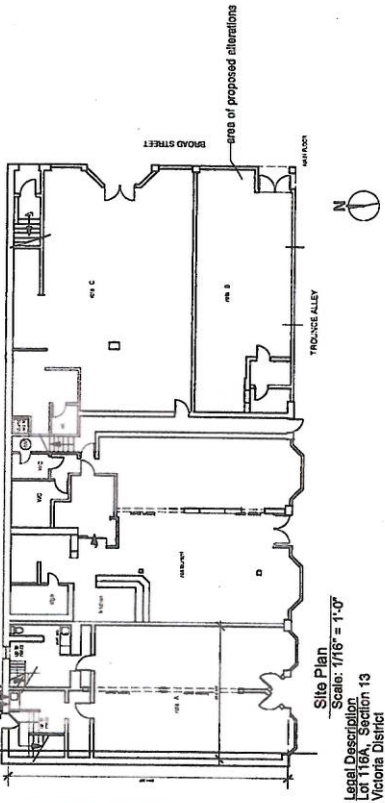
JOB NO.	1124 - 1328
SCALE	AS SHOWN
DATE	JANUARY 07, 2014
DATE PLOTTED	MARCH 24, 2014

Non-Illuminated Projecting Dimensional Sign  
Fig. 1

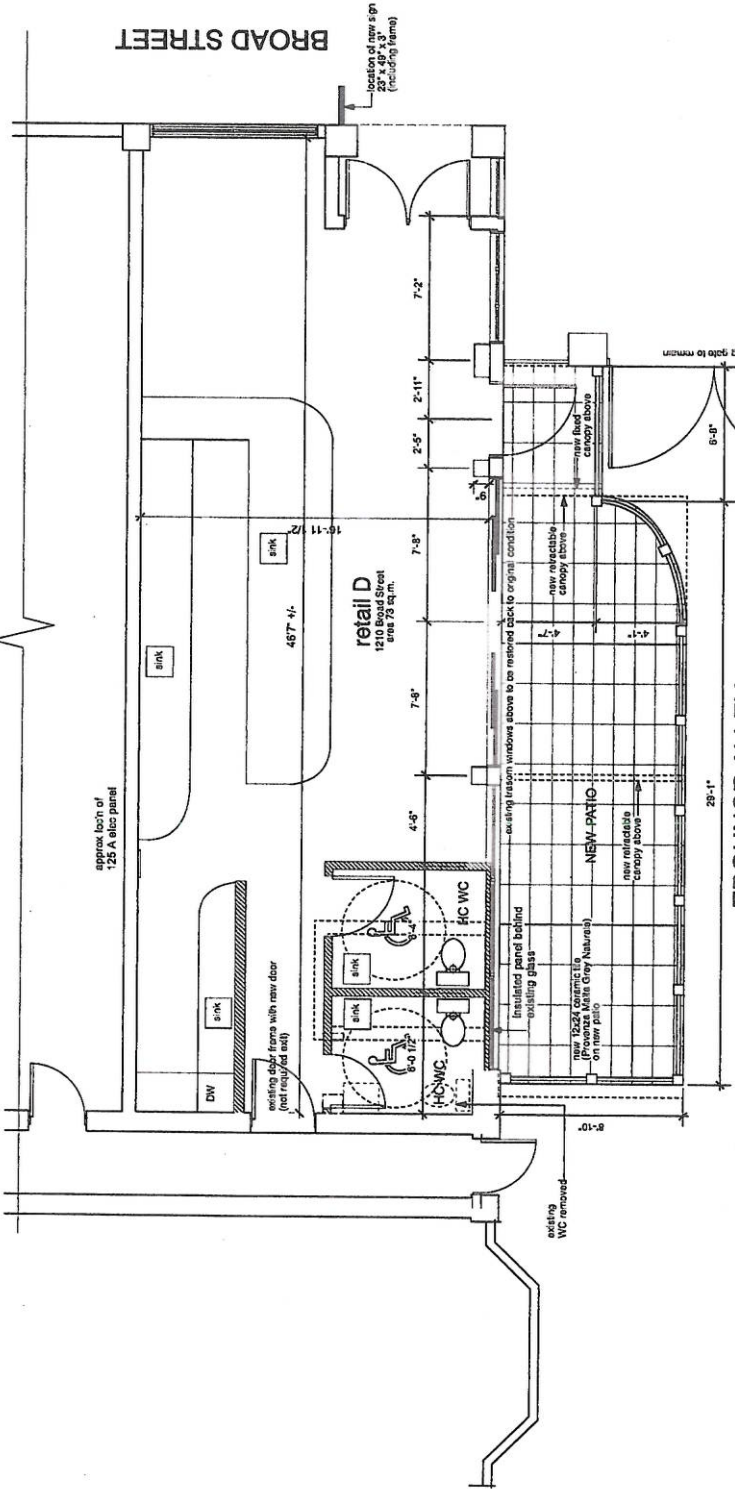


SIGN DETAILS  
SCALE: NTS

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Site Plan  
Scale: 1/16" = 1'-0"  
Lot 116A, Section 13  
Victoria District



MAIN FLOOR PLAN  
Scale: 1/4" = 1'-0"

Received  
City of Victoria

MAR 25 2014

Planning & Development Department  
Development Services Division





5124 Fort Street Victoria, B.C. Canada V8V 3X6  
office 250 582-3023 fax 250 582-0613  
email: larry@heavychitecture.com

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### GENERAL NOTES

**THE EXCHANGE BUILDING**  
1210-1216 BROAD STREET

## ELEVATIONS

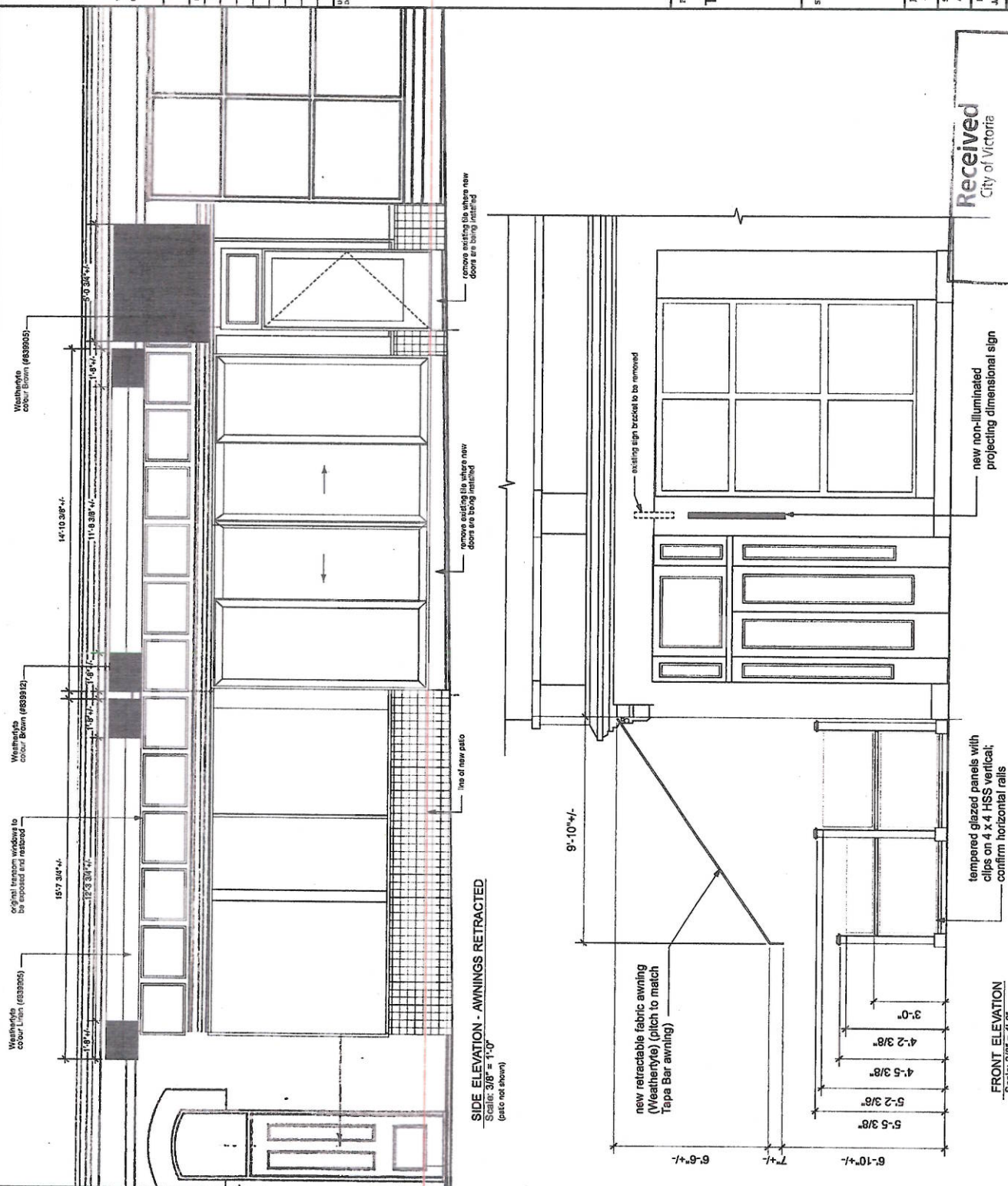
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A-03

Received  
City of Victoria

MAR 25 2014

Planning & Development Department  
Development Services Division



**FRONT ELEVATION**  
Scale: 3/8" = 1'-0"

**KEY & ASSOCIATE,  
ARCHITECTURE LTD.**

1124 Fort Street Victoria, BC Canada V8W 2K2  
 office 800 882-4222 fax 880 882-4013  
 email: larry@keyarchitecture.com

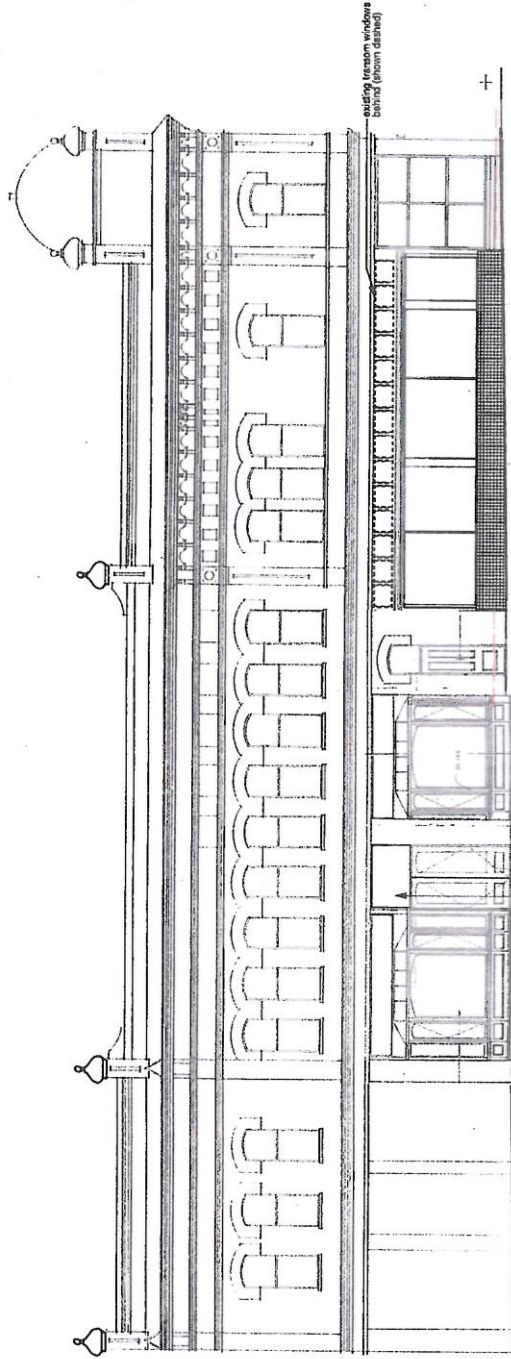
COMMENTS		
NO	DESCRIPTION	DATE BY
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**GENERAL NOTES**  
 1. All work shall be in accordance with the current edition of the BC Building Code and the current edition of the National Building Code of Canada.  
 2. All work shall be in accordance with the current edition of the BC Building Code and the current edition of the National Building Code of Canada.

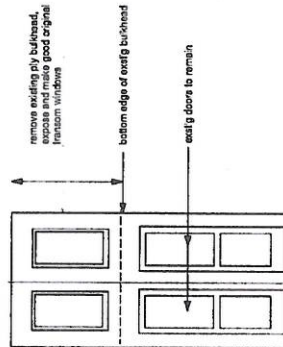
**PROJECT**  
**THE EXCHANGE BUILDING**  
 1210-1216 BROAD STREET

**SHEET TITLE**  
**ELEVATIONS  
& DETAILS**

<b>A-04</b>	
JOB NO: 1124-1335	SCALE AS SHOWN
DATE JANUARY 07, 2014	DATE PLOTTED MARCH 24, 2014



**EXISTING TROUCE ALLEY ELEVATION**



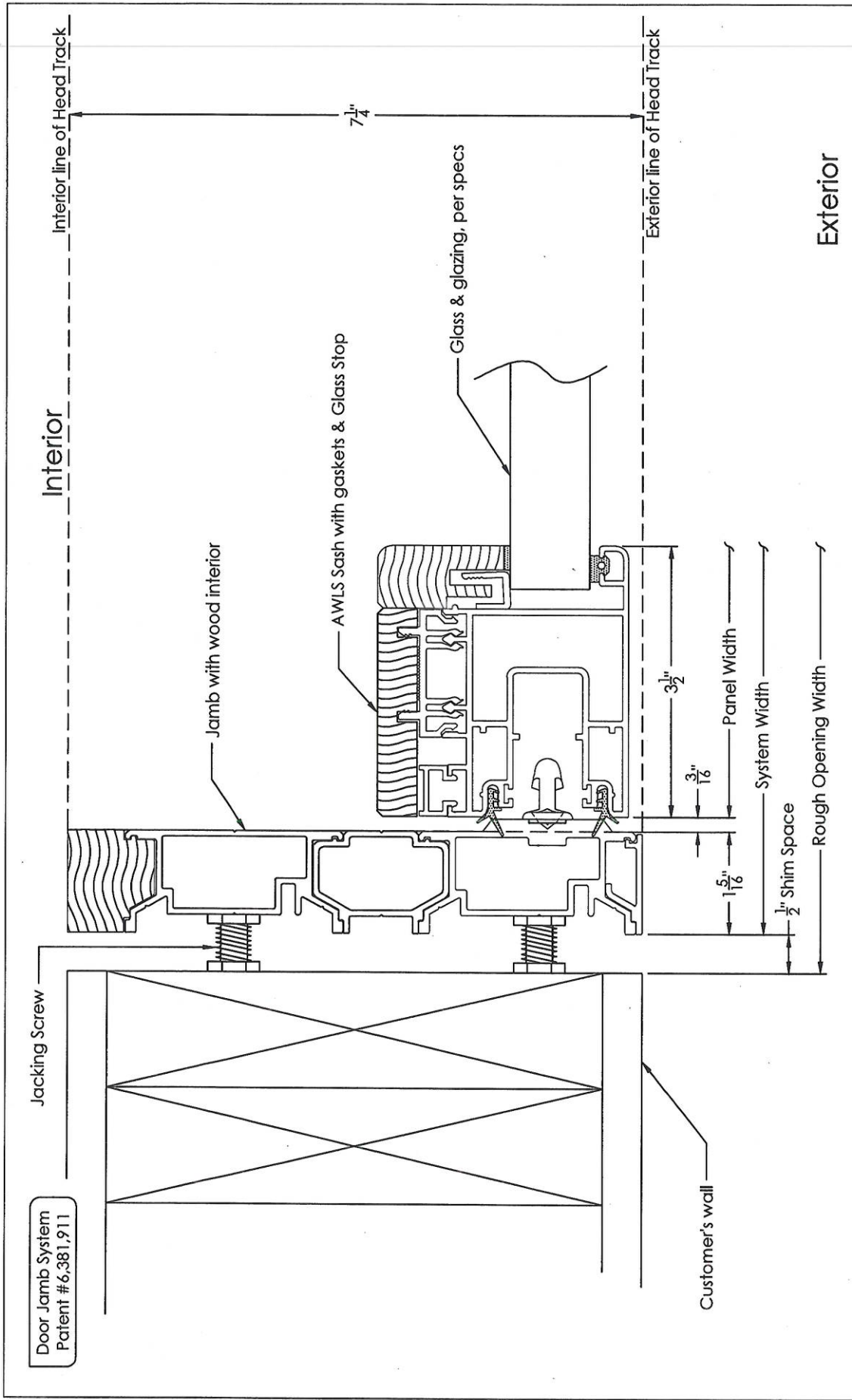
**BULKHEAD REMOVAL  
614/616 TROUCE ALLEY**

**Received**  
 City of Victoria

**MAR 25 2014**

Planning & Development Department  
 Development Services Division





Exterior

REV	REVISION NOTES	DATE	JOB NAME				SYSTEM TYPE - CONFIGURATION				REV	APPROVED AS DRAWN
A	Initial Release	XX/XX/XX	JN				AWLS - OX-XO - Detail - Typical Side Jamb				A	
			UNIT				QTY	SCALE	DRAWN BY	DATE		
			UN#				1	NTS	DB			
			STORY POLE HEIGHT	HANDLE COLOR	HANDLE TYPE	CYLINDER COLOR	CYLINDER TYPE	CYLINDER TYPE	CYLINDER TYPE	SHEET		
			SPH	HNC	HNT	CYNT	CYNT	CYNT	CYNT	4 of 10		



2601 Industry Street  
Oceanside, CA 92054  
Ph 760-722-8828  
Fax 760-722-8838  
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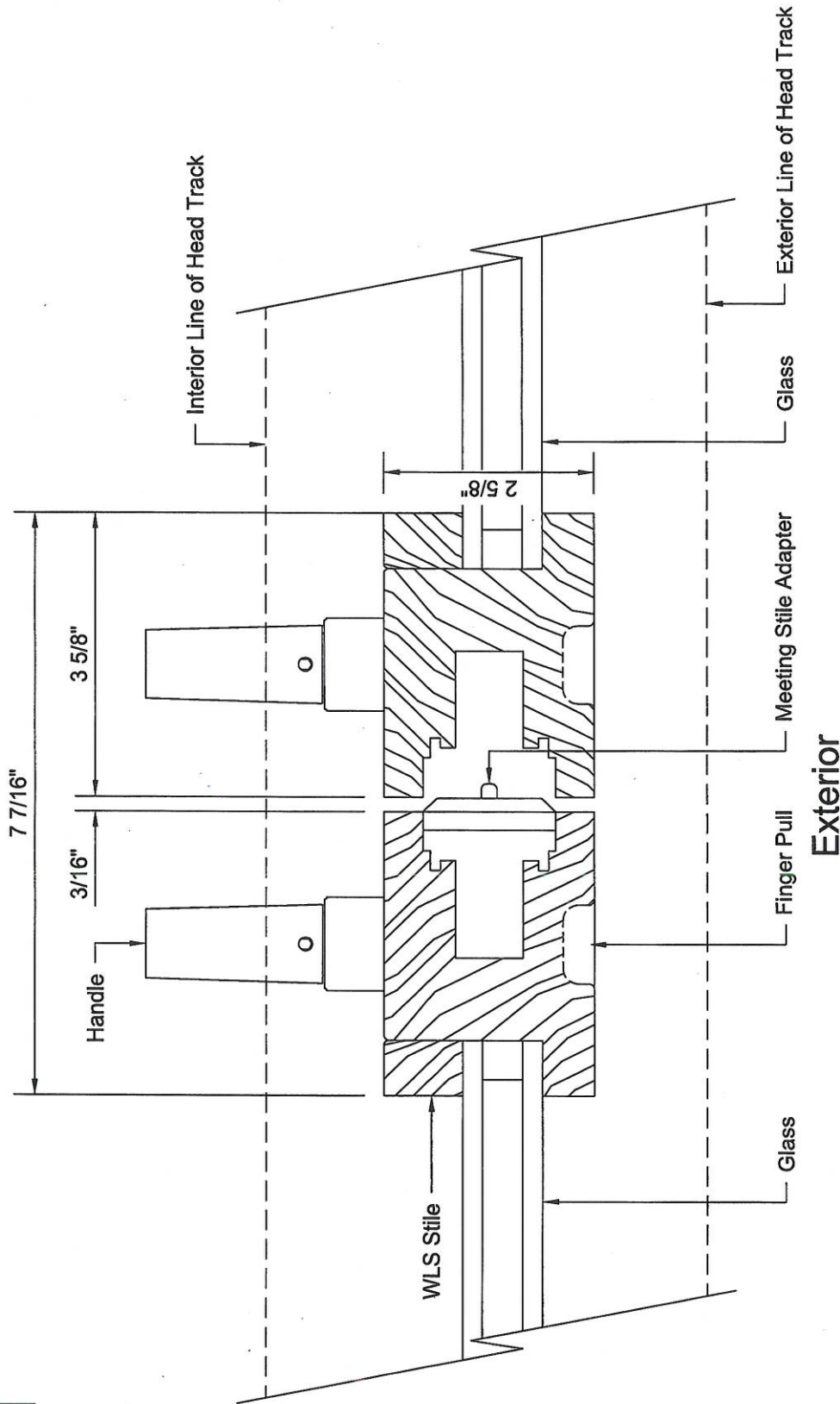
Attention: Please take these drawings very seriously and make sure they are reviewed by all appropriate parties. By initiating this drawing you are stating that you understand and accept the dimensions on this drawing. These dimensions are the dimensions we will build to, no matter what is documented elsewhere. It is up to the customer to let us know what to build and this drawing is the final word in that process. Again, these dimensions supersede all previous ones! This drawing and the information contained herein is proprietary to Weiland Sliding Doors and Windows, Inc., and shall not be reproduced, copied or disclosed in part or whole, without written permission by Weiland Sliding Doors and Windows, Inc.

**\*\* Attention \*\*** Please take these drawings very seriously and make sure they are reviewed by all appropriate parties. By initiating this drawing you are stating that you understand and accept the dimensions on this drawing. These dimensions are the dimensions we will build to, no matter what is documented elsewhere! It is up to the customer to let us know what to build and this drawing is the final word in that process. Again, THESE DIMENSIONS SUPERSEDE ALL PREVIOUS ONES!

Door Jamb System  
Patent #6,381,911

Story Pole Height: -  
Handle Type: -  
Handle Color: -  
Cylinder Type: -  
Cylinder Color: -

Approved as drawn  
Resubmit with correction  
Date



QTY	UNIT	#	REV	REVISIONS	DATE	TYPE	REV
1		1				WLS	A
A				Initial Release	6/16/10		
						DRAWN BY	AG
						SHEET NO.	- OF -
						Detail D - Meeting Stile	
						Wood Lifslide OX-XO	
						Drawing Title	
						Scale	
						A NTS	
						Job Name	
						Wood Lifslide OX-XO	
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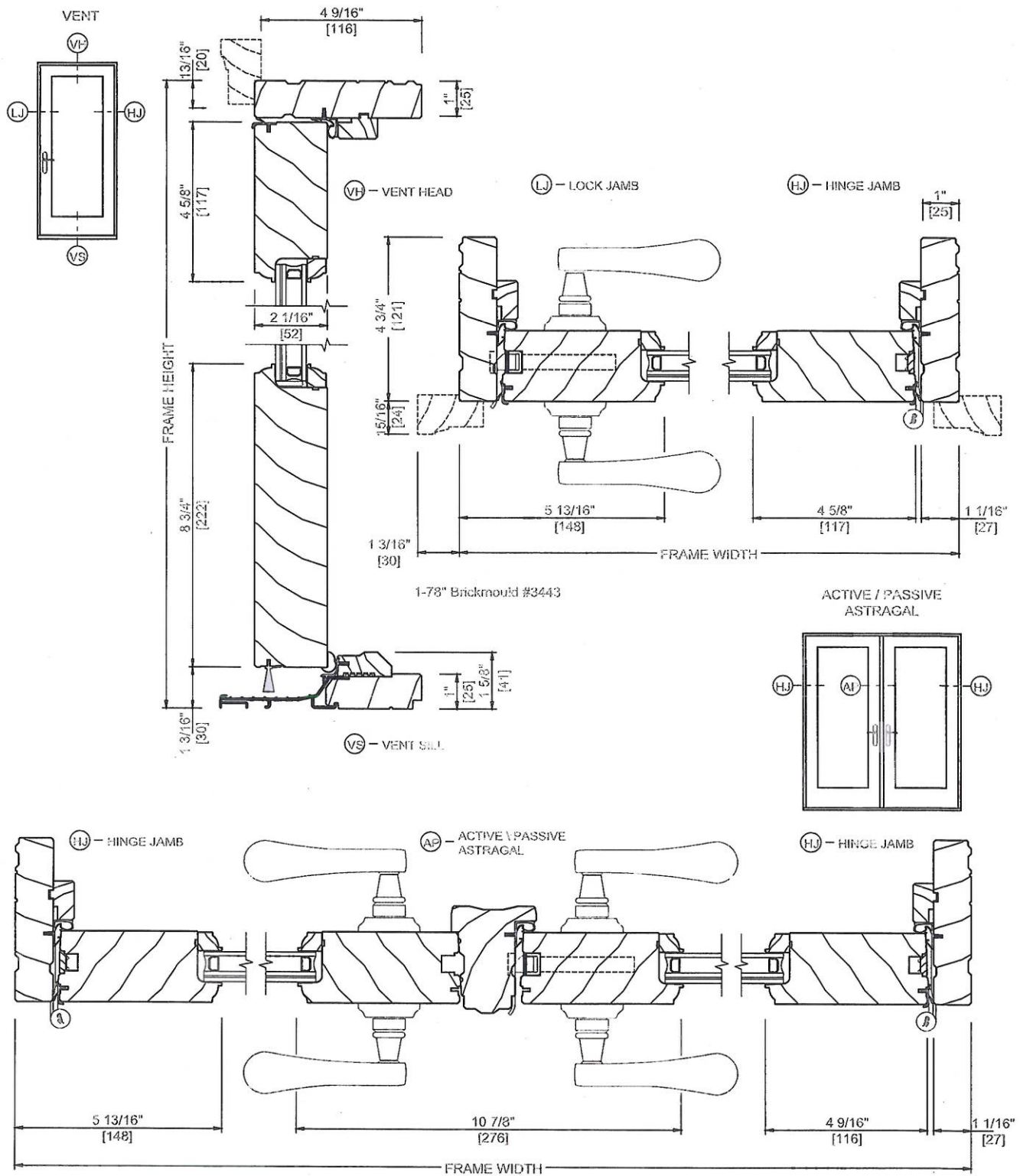


OUT-SWING DOOR

# HURRICANESHIELD® IMPACT-RESISTANT GLAZING

Wood Exterior

7/8" Laminated Glass - Unit Sections



Scale 3" = 1' 0"

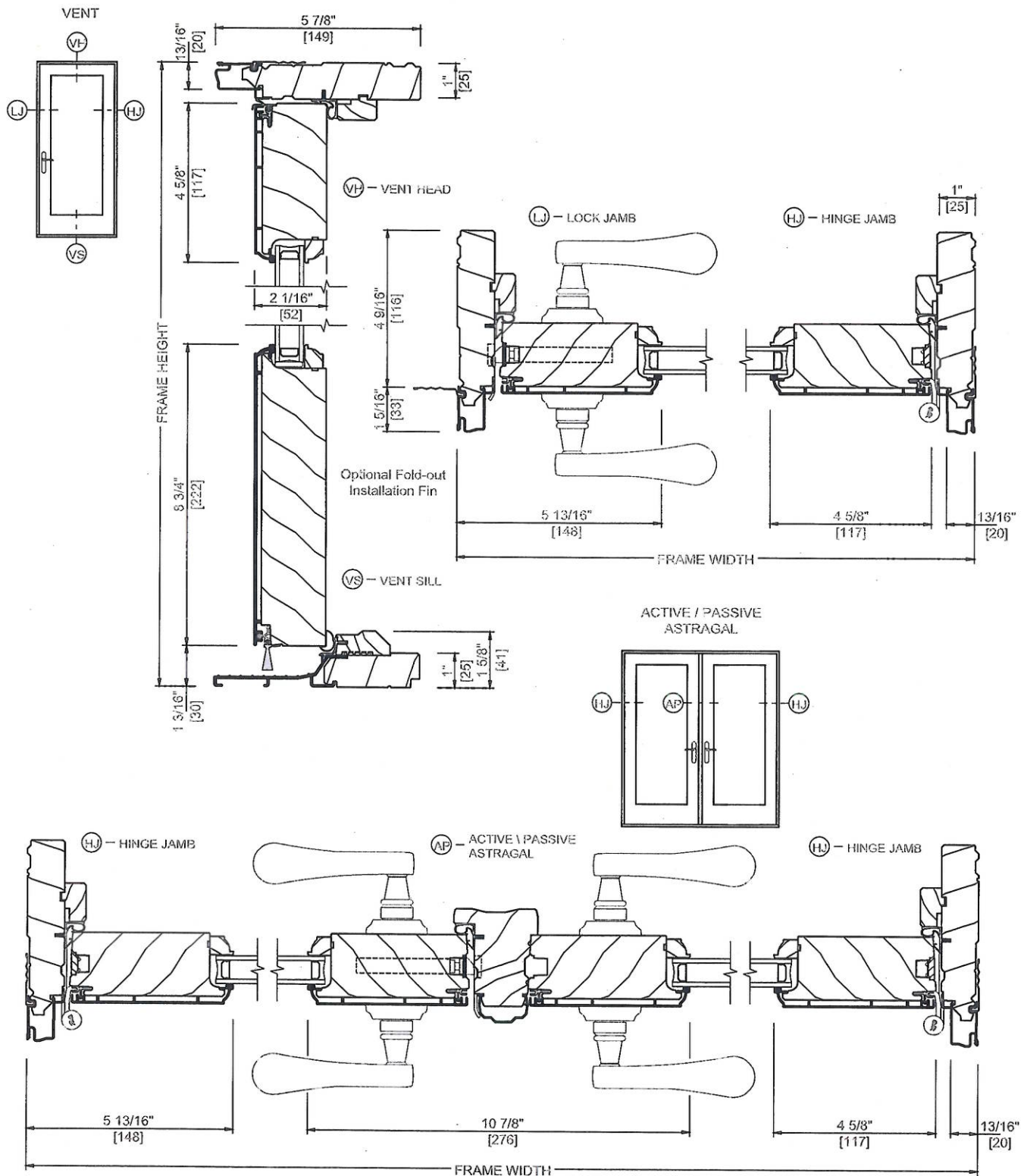
All dimensions are approximate.



**OUT-SWING DOOR**

## UNIT SECTIONS

## Aluminum-Clad Wood



Scale 3" = 1' 0"

All dimensions are approximate.